



GRASSROOTS
REALTY GROUP

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111 Deercross Road SE
Calgary, Alberta

MLS # A2241943



\$645,000

Division:	Deer Run		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,010 sq.ft.	Age:	1981 (44 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished	LLD:	-
Exterior:	Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: none

Seller says they want it sold, all offers will be considered. Welcome to 111 Deercross Road S.E. – offering 2,000+ sq ft of comfortable living area this two-storey home is perfectly situated just one block from scenic Fish Creek Park! This spacious 3 -bedroom, 2 1/2 -bathroom residence offers a warm and inviting atmosphere with a charming front porch and pergola, ideal for morning coffee or evening relaxation. Inside, you'll find a bright and functional layout featuring a cozy wood-burning fireplace, two furnaces for year-round comfort, and generous living spaces throughout. Enjoy seamless indoor-outdoor living with a rear deck and interlocking brick patio—perfect for entertaining—and a private second-level balcony off the primary bedroom retreat. The double front attached garage with two doors provides ample parking and storage. Nestled in a quiet, family-friendly neighbourhood, you're steps from schools, shopping, and major roadways, offering easy access to the rest of the city. Don’t miss this rare opportunity to live just moments from one of Canada’s largest and most beloved urban parks! Call today!